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BREEAM International Refurbishment & Fit Out Version 7 Technical Standard Summary

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Introduction to BREEAM International Refurbishment & Fit Out: Commercial Version 7

BREEAM Refurbishment & Fit Out focuses on projects that upgrade or alter existing buildings to improve sustainability, functionality, and overall condition. This includes modernizing or retrofitting building systems, as well as tenant fit outs that customize interior spaces to meet occupant needs. Applicable to both newly constructed and existing structures, the standard ensures improvements align with project goals and contribute to wider portfolio sustainability objectives.

In some countries, BREEAM standards have been adapted to local conditions, translated into the local language, and aligned with the country's building regulations. International Refurbishment and Fit Out applies in all countries except where a local adaptation has been created.

Countries with Refurbishment and Fit Out adaptations: Austria, Germany, Netherlands, Norway, Spain, Switzerland, Sweden, Norway and UK. Find out more at www.breeam.com.



Certification offered

Two certification options are available under BREEAM International Refurbishment & Fit Out:



Design Stage Certification

BREEAM’s Design Stage certification evaluates an asset’s sustainable design intent and commitment before construction begins, offering a transparent and credible framework for integrating sustainability from the outset.

This stage enables key performance factors — such as building efficiency, materials selection, health and well-being, and decarbonization — to be embedded into the building’s design and construction plan.

By addressing these considerations early, the Design Stage certification sets a blueprint for success, minimizing the need for costly changes or upgrades during the building’s lifecycle. This proactive approach drives decisions that not only support long-term operational benefits but provide transparency and create lasting value, encouraging the full integration of sustainability principles into the asset’s lifecycle from the start.



Post Construction Stage Certification

BREEAM’s Post Construction certification verifies an asset’s final rating based on its as-built performance after construction is complete, providing critical transparency into how well the asset is expected to function under real-world conditions.

This assessment verifies the extent to which the building was designed and built to deliver sustainability performance during its operations. The result reflects the actual performance of the asset, offering a clear view of its performance outcomes.

Post Construction certification provides asset owners a competitive advantage by validating sustainability performance claims, gaining recognition from global reporting frameworks, unlocking sustainable finance, and enhancing value.

Note that while Post Construction Stage certification is possible without a prior Design Stage certification, projects are encouraged to do both to streamline the certification process.

Ratings

BREEAM International Refurbishment and Fit Out Commercial V7 offers five ratings:

Rating	Star Rating	Overall Score
Outstanding	★★★★★	≥ 85%
Excellent	★★★★☆	≥ 70%
Very Good	★★★☆☆	≥ 55%
Good	★★☆☆☆	≥ 40%
Pass	★☆☆☆☆	≥ 25%

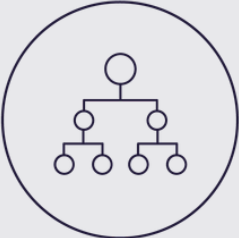
Each BREEAM rating broadly represents performance equivalent to:

- **Outstanding:** Less than the top 1% of buildings (innovator)
- **Excellent:** Top 10% of buildings (best practice)
- **Very Good:** Top 25% of buildings (advanced good practice)
- **Good:** Top 50% of buildings (intermediate good practice)
- **Pass:** Top 75% of buildings (standard good practice)

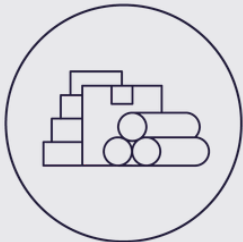


Minimum standards

BREEAM sets minimum standards of performance in key areas to ensure that performance against fundamental sustainability issues is not overlooked in pursuit of a particular rating. The minimum overall percentage score must be achieved and the minimum standards to achieve a particular BREEAM rating.

	Pass ★	Good ★★	Very Good ★★★	Excellent ★★★★	Outstanding ★★★★★
 Management	- National health and safety legislation is met (Man 03)		- Building system commissioning (Man 04) - Technical and non-technical building user guide written for handover (Man 04)	- Basic responsible construction practices (Man 03) - Commitment to 12 month in-use commissioning (Man 05)	- Advanced responsible construction practices (Man 03)
 Health & Wellbeing	- No asbestos used (Hea 04)		- Indoor air quality plan in place (Hea 04) - Smoking ban (Hea 04)		- Daylighting (Hea 01)

Minimum standards (continued)

	Pass ★	Good ★★	Very Good ★★★	Excellent ★★★★	Outstanding ★★★★★
 Energy	- No asbestos used (Hea 04)		- Monitoring for 90% energy consumption by end use (Ene 03)	- Best practice improvement over energy regulations, 4 credits (Ene 01) OR - Operational energy performance, 3 credits (Ene 02)	- Best practice improvement over energy regulations, 6 credits (Ene 01) - Predictive energy modeling, 3 credits (Ene 02) OR Operational energy performance, 5 credits (Ene 02) - No fossil fuel combustion on site
 Water			- A water meter is installed (Wat 02)		
 Materials	- Legally harvested and traded timber (Mat 03)			- Any project stage LCA and embodied carbon reporting (Mat 01)	- All project stage LCA and embodied carbon reporting, 5 credits (Mat 01)

Minimum standards (continued)

	Pass ★	Good ★★	Very Good ★★★	Excellent ★★★★	Outstanding ★★★★★
 Waste				- Recycling facilities provided (Wst 03)	- Pre-demolition audit OR Resource management plan (Wst 01)
 Resilience			- Basic risk assessment (Rsl 02)		
 Pollution					- No refrigerant use OR refrigerant have an emissions rate <1000 kgCO2e per KW

Category weightings

BREEAM categories are weighted to reflect their varying importance in a project's overall sustainability, ensuring that critical sustainability issues like energy efficiency and occupant well-being have a greater influence on the final rating. The weightings are assigned to reflect the current priorities and the relative significance of different sustainability issues, such as energy, carbon, materials, and health. Different weightings can be applied depending on the specific scope of the assessment. By giving greater importance to key categories, the weighted scores encourage focus on high-priority areas to achieve a better BREEAM rating and ultimately, a more sustainable asset.

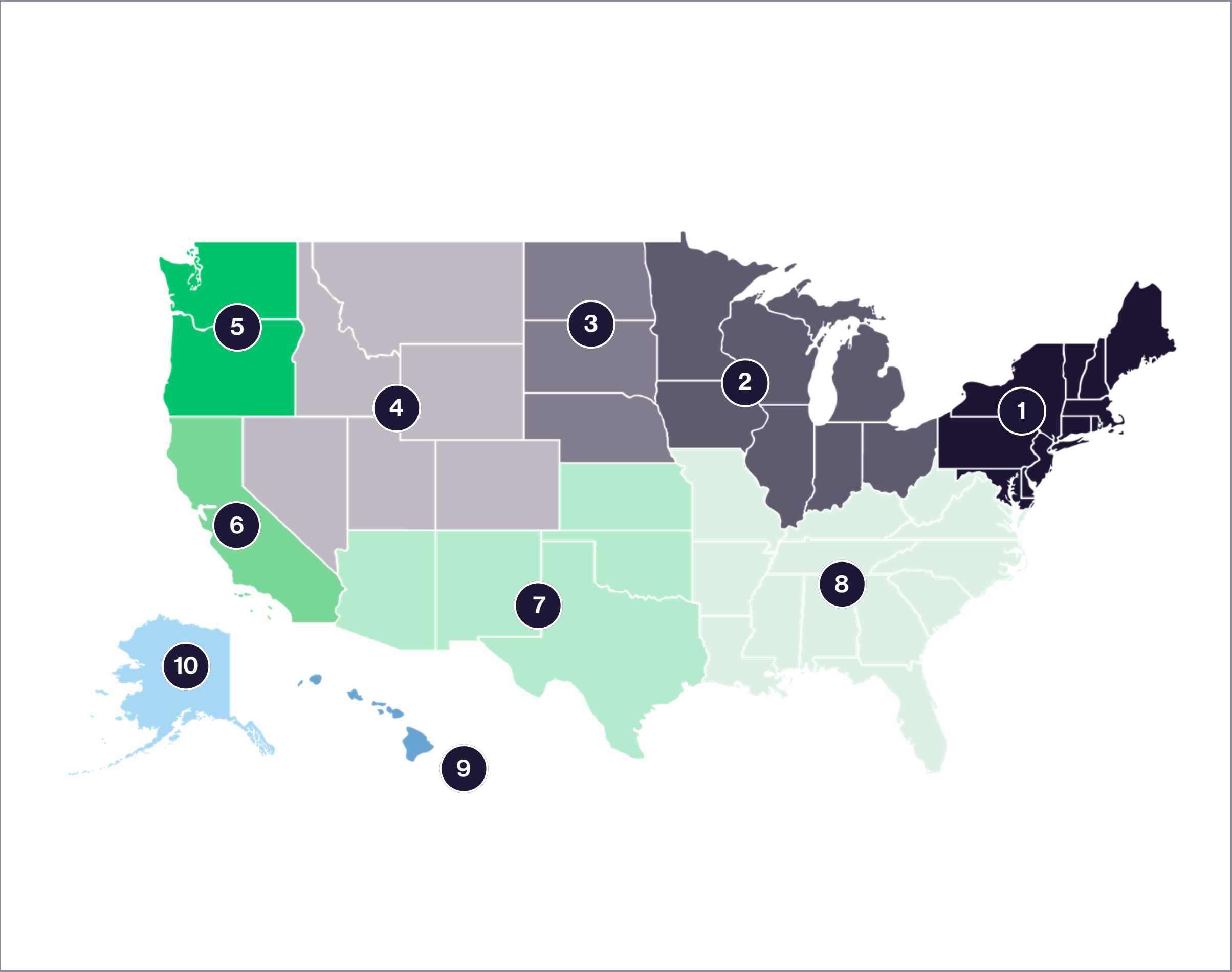


Adaptations for US projects

While a full adaptation has not been implemented for the United States, adjustments have been made within the International Refurbishment & Fit Out framework to ensure any BREEAM certified project exceeds regulations while still meeting international best practice.

The US, as seen below, has been divided into 10 regions. The regions have been set after considering climate, energy use, transport availability, population density, ecology and other factors.

Each of these regions have their own category weightings and approved standards which will account for the variations in standards adopted (such as the multiple versions of ASHRAE 90.1) and the regulatory baseline in place.



How it works

Follow these five steps to get your project certified:

1. Create an account in the BREEAM Platform.

The owner creates a user account on the BREEAM Platform by visiting <https://platform.breeam.com>.

2. Complete the pre-assessment to receive an unverified score.

The pre-assessment provides a preliminary evaluation of the project's design and construction plans to estimate its potential environmental performance and forecast the BREEAM rating that could potentially be achieved.

3. Find a licensed Assessor to register the project and verify the performance.

The Assessor, trained and licensed by BRE, will guide you through the entire assessment process. They should be engaged as early as possible to maximize the potential for achieving the desired score and rating. Project teams will gather evidence and document how the project meets the BREEAM criteria, submitted directly to the Assessor. The Assessor will verify compliance and award the credits, score, and rating.

4. Submit the assessment for quality assurance.

The Assessor submits their assessment report and supporting documentation to BRE for quality assurance. Only once it passes this process is the certificate issued.

5. Receive certification.

Once the assessment has passed the quality assurance process, the certificate is issued and added to the publicly available global database of certifications.

Advisory Professionals (APs) can support client teams in decision-making and evidence preparation, unlocking the value of certification for current and future asset owners and users. While not required for certification, APs can facilitate performance optimization, maximizing value and cost-effective outcomes through BREEAM.



Standard asset types

Commercial

Office	- Standard office - Financial office - Veterinary office
Industrial	- Logistics - Manufacturing - Self-storage - Vehicle servicing - Film or TV studios

Retail	- Bar, pub, drinking establishment (with food service) - Bar, pub, drinking establishment (without food service) - Café - Convenience store - Enclosed shopping mall - Fast food restaurant or takeaway - Restaurant - Open air shopping center - Retail services - Grocery shop or grocery store - Specialty store (non-food) - Showroom - Supermarket - Wholesale club or supercenter
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Hospitality	- Hotel – luxury (STR) - Hotel – upper upscale (STR) - Hotel – upscale (STR) - Hotel – upper midscale (STR) - Hotel – midscale (STR) - Hotel – economy (STR) - Serviced apartment – luxury (STR) - Serviced apartment – upper upscale (STR) - Serviced apartment – upscale (STR) - Serviced apartment – upper midscale (STR) - Serviced apartment – midscale (STR) - Serviced apartment – economy (STR) - Hostel - Guest house
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Standard asset types (continued)

Commercial

Healthcare	- Primary healthcare surgery - Health center or clinic - Hospital – Acute and maternity hospital - Hospital – Community and mental health hospital - Hospital – Long stay hospital - Hospital – Teaching and specialist hospital
Commercial laboratory	- Type 2 or 3
Government services	- Fire station - Holding center - Law court - Police station - Town hall

Education	- Preschool - Primary school - Secondary school - K-12 school - Non-acute special education needs / disability school - Further education institution - Higher education institution
Community	- Coast guard station or mountain rescue station - Community hub, community center, day center - Crematorium - Library - Mortuary - Place of worship - Visitor center

Culture and entertainment	- Cinema or movie theatre - Exhibition or conference hall - Museum or art gallery - Performing arts theatre or music hall or concert hall
Sports and leisure	- Fitness center or gym - Ice rink - Indoor area - Leisure center or recreation center with pool - Leisure center or recreation center without pool - Stadium – closed roof - Swimming pool – indoor - Swimming pool - outdoor
Transport hub	- Rail station (above ground) - Airport terminal - Coach or bus station - Maritime passenger terminal - Tram station

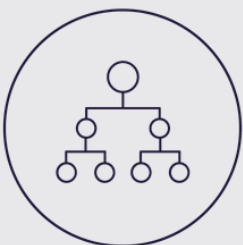
BREEAM Bespoke

The Bespoke process for BREEAM buildings allows those that are not considered to be standard to be assessed and certified against BREEAM.

In the Bespoke process, BREEAM criteria are selected and amended for that specific project. Amendments and additions to the standard criteria reflect the unique use and sustainability opportunities of the project and the location. Although the Bespoke process involves amending criteria for individual developments, it still adheres to a set of standards in terms of BREEAM structure, credit method and content which ensures the credibility of BREEAM is maintained. Fundamentals of the Bespoke method:

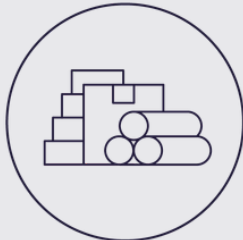
- Assessment criteria from the related BREEAM program will form part of the criteria set.
- Assessment criteria applicable to the development’s function and location will form part of the criteria set.
- Where necessary, these criteria will be tailored to the development’s function and location.
- Local codes and standards will be incorporated.

Categories and their topics

		Applicable Parts			
		Fabric & structure	Core services	Local services	Internal design
 Management	Owner project requirements/basis of design	✓	✓	✓	✓
	Life cycle cost and service life planning	✓	✓	✓	✓
	Responsible construction practices	✓	✓	✓	✓
	Enhanced commissioning	✓	✓	✓	✓
	Aftercare		✓	✓	✓
 Health & Wellbeing	Natural light	✓			✓
	Artificial light		✓	✓	
	Non-visual effects of light			✓	
	Indoor air quality	✓	✓	✓	✓
	Thermal comfort	✓	✓	✓	✓
	Acoustic performance	✓	✓	✓	✓
	Safety and security risk assessment and implementations	✓			✓

Categories and their topics (continued)

		Applicable Parts			
		Fabric & structure	Core services	Local services	Internal design
 Energy	Energy and carbon performance for regulated energy uses	✓	✓	✓	
	Prediction of operational energy and carbon		✓	✓	
	Energy monitoring	✓	✓	✓	
	Low carbon design	✓	✓	✓	✓
	Energy efficient equipment		✓	✓	✓
	Energy efficient systems		✓	✓	✓
	Flexible demand response		✓	✓	
	Installed controls		✓	✓	
 Transport	Transport assessment and travel plan	✓	✓	✓	✓
	Proximity to amenities	✓	✓	✓	✓

		Applicable Parts			
		Fabric & structure	Core services	Local services	Internal design
 Water	Water consumption		✓	✓	✓
	Water monitoring		✓	✓	✓
	Leak detection and prevention		✓	✓	
	Water efficient equipment and systems		✓	✓	✓
	Prediction of operational water consumption		✓	✓	
 Materials	Building life cycle assessment	✓	✓	✓	✓
	Environmental product declarations	✓	✓	✓	✓
	Responsible sourcing of construction products	✓	✓	✓	✓
	Material efficiency	✓	✓	✓	✓

Categories and their topics (continued)

		Applicable Parts			
		Fabric & structure	Core services	Local services	Internal design
 Waste	Construction waste management	✓	✓	✓	✓
	Recycled aggregates	✓			
	Operational waste management	✓			✓
	Speculative tenant floor and ceiling finishes (office only)				✓
	Disassembly and adaptability	✓	✓	✓	✓
 Resilience	High level natural hazard and climate risk screening	✓	✓	✓	
	Climate-responsive flood and natural hazard risk assessment	✓	✓	✓	
	Implementing resilience and adaptation measures	✓	✓	✓	
	Protection against human error and malicious acts	✓	✓	✓	✓
	Increasing local resilience through the asset	✓	✓	✓	

		Applicable Parts			
		Fabric & structure	Core services	Local services	Internal design
 Land Use & Ecology	Contaminated land	✓	✓	✓	✓
	Ecological risks and opportunities	✓	✓	✓	✓
	Managing impacts on ecology	✓	✓	✓	✓
	Ecological change and enhancement	✓	✓	✓	✓
	Long term impact ecological management	✓	✓	✓	✓
 Pollution	Refrigerant management		✓	✓	✓
	Local air quality		✓	✓	
	Minimizing water course pollution from surface water runoff	✓			
	Nighttime light pollution reduction		✓	✓	✓
	Noise pollution reduction	✓	✓	✓	

Bespoke process for non-standard assets

The Bespoke process for BREEAM buildings allows those that are not considered to be standard to be assessed and certified against BREEAM.

In the Bespoke process, BREEAM criteria are selected and amended for that specific project. Amendments and additions to the standard criteria reflect the unique use and sustainability opportunities of the project and the location. Although the Bespoke process involves amending criteria for individual developments, it still adheres to a set of standards in terms of BREEAM structure, credit method and content which ensures the credibility of BREEAM is maintained. The Bespoke method adheres to some fundamentals:

- Assessment criteria from the related BREEAM program will form part of the criteria set.
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Certification for multiple projects

Pre-approval programs are available for clients with multiple projects or assets seeking certification under any BREEAM Refurbishment and Fit Out standard. These offer cost-effective, streamlined pathways to certification while maintaining the rigor and credibility that BREEAM is known for globally.

Applying BREEAM Refurbishment and Fit Out globally

The Bespoke process for BREEAM buildings allows those that are not considered to be standard to be assessed and certified against BREEAM.

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Getting started

Talk to one of our experts to discover how BREEAM Refurbishment and Fit Out can help you leverage sustainability to unlock real estate value for your project or capital improvement pipeline:

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